

**SALE**

# Garden Park Office Condominium Building C

**876 LOOP 337**

New Braunfels, TX 78130

—○

**PRESENTED BY:**

**JAY DABBS, CCIM**

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TX #623922

**STEVE RODGERS CPM®, CCIM**

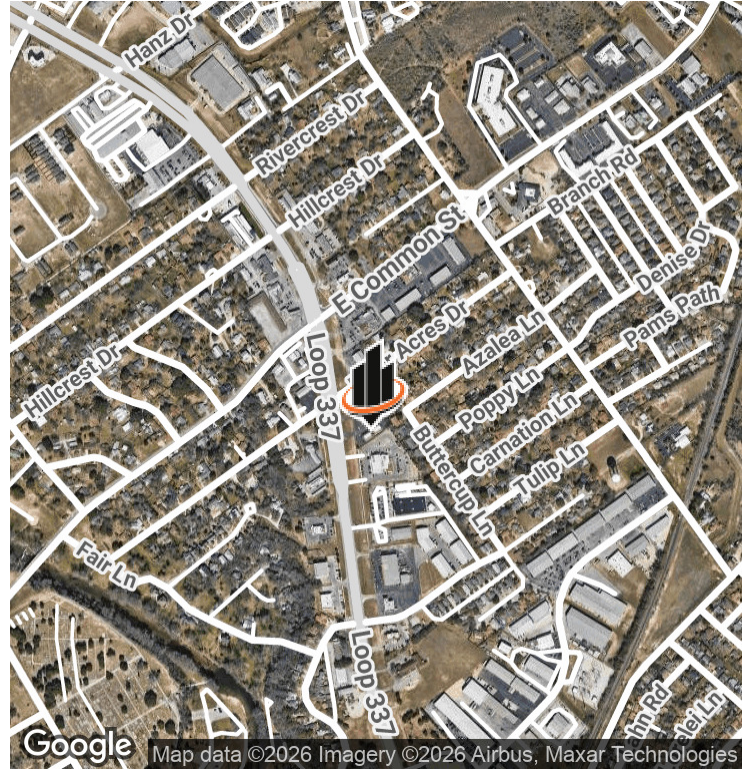
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TX #0510821



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,320,000
<b>NUMBER OF UNITS:</b>	4
<b>BUILDING SIZE:</b>	5,078 SF

## PROPERTY DESCRIPTION

SVN | Traditions is pleased to offer the market this great value-add opportunity to own a medical/professional office building in the heart of New Braunfels. The building has a second generation medical office on the first floor with approximately 2539 SF. The second floor consists of 3 professional offices with open floor plans. The second floor is accessible by an exterior staircase. Ideal purchaser would be an owner/user or investor.

This property is located within walking distance to multiple restaurants and shops.

## LOCATION DESCRIPTION

This office/medical office property is ideally located on Highway 46/Loop 337 near the intersection at Common Street with convenient access to Interstate 35 just to the east.

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# EXTERIOR PHOTOS



**JAY DABBS, CCIM**    **STEVE RODGERS CPM®, CCIM**  
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# RETAILER MAP



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# MEDICAL OFFICE PHOTOS



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## SECOND FLOOR PHOTOS



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## ADVISOR BIO 1



### JAY DABBS, CCIM

Senior Advisor

jaydabbs@svn.com

Direct: **210.749.5494** | Cell: **210.749.5494**

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### PROFESSIONAL BACKGROUND

Jay Dabbs is a Broker with SVN | Traditions, holding the CCIM Designation. Jay brings a unique perspective to commercial real estate, having transitioned to the industry 10 years ago after a successful career of over 20 years in the medical field.

Jay began in residential real estate, where he learned to navigate big decisions and earn trust by helping families find the right home. That client-focused mindset now benefits commercial owners and investors as he applies those same skills - listening, problem-solving, and spotting potential - to industrial and office sales and leasing

A significant aspect of Jay's approach involves in-depth underwriting of deals. His focus is on maximizing value for his clients by strategically improving net revenues. This meticulous process ensures the highest possible outcomes when they decide to sell their assets.

### EDUCATION

Bachelor of Science in Respiratory Care from Texas State University

### MEMBERSHIPS

CCIM  
NAR  
TAR

#### SVN | Traditions

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SALES  
LEASING  
PROPERTY MANAGEMENT  
TENANT REPRESENTATION  
CORPORATE SERVICES  
CAPITAL MARKETS  
ACCELERATED SALES/AUCTIONS



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Traditions Commercial Real Estate, LLC	9011826	steve.rodgers@svn.com	830-500-3787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Rodgers</b>	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date